



## Priorsfield Road, Kenilworth

Offers In The Region Of £387,500

- Three Bedroom Semi-detached House
- Enclosed Porch & Reception Hall
- Energy Rating D - 68
- Three Bedrooms/Two Doubles
- South Facing Gardens And Garage
- Popular Priorsfield School Catchment
- Scope For Internal Modernisation
- Lounge And Dining Room
- Shower/Wet Room
- Warwick District Council - Tax Band D



# Priorsfield Road, Kenilworth CV8 1DB

A well located three bedroom semi-detached house in this popular residential area, within the Priorsfield School catchment and walking distance to Kenilworth Town centre, Abbey Fields, Kenilworth Castle and open countryside. The gas centrally heated, double glazed property offers scope for some internal modernisation and improvement though has been well maintained, with the benefit of a new roof and cavity wall insulation and is offered for sale with no chain and vacant possession. The accommodation offers: enclosed porch, reception hallway, cloakroom, fitted kitchen, good size living room, dining room, first floor landing, three bedrooms (two doubles), wet room, garage/workshop, enclosed private larger than average south facing rear garden and driveway parking to front and side.



Council Tax Band: D



### Entrance

Approached over a tarmacadam driveway to an enclosed porch with opaque double glazed entrance door, further internal opaque glazed door leading into the

### Reception Hall

Radiator, ceiling light, wall mounted Honeywell temperature control clock for central heating, double glazed window to side, smoke alarm, useful understairs storage cupboard, panelled door to the

### Cloakroom

Low level w.c., opaque double glazed window to side, ceiling light, radiator and vinyl floor, storage cupboard.

### Lounge

16'0" x 11'1"

Radiator, large double glazed window overlooking front elevation, central ceiling light, living flame effect gas fire, tiled inset and hearth and wooden mantel, t.v. aerial and telephone points, walkway through to the

### Dining Room

10'0" x 9'6"

With double glazed window and door onto the garden, ceiling light, radiator, door to the

### Kitchen

11'10" 7'10"

Kitchen fitted with a range of white wood matching base and wall units with fitted drawers and wood block effect rounded edge work surfaces with double drainer stainless steel sink, ceramic tiling to splash backs, Belling double electric oven and grill, Bosch washing machine and Beko upright fridge freezer included in the sale, ceiling strip light, further light, built in pantry cupboard with shelves housing the electric and gas meter and electric fuses.

### First floor Landing

Central ceiling light, access to insulated loft space with retractable ladder, panelled door through to airing cupboard with radiator, also housing the Worcester Bosch combination boiler servicing the hot water and central heating vented through the loft.

### Bedroom

12'5" x 10'5"

Double glazed window to front, ceiling light, coving, radiator, built-in double wardrobe with hanging rail and fitted shelving, matching cupboard above.

### Bedroom

10'0" x 10'8"

Double glazed window overlooking rear garden, central ceiling light, radiator, built-in double wardrobe with hanging rail and matching shelving.

### Bedroom

9'4" x 7'0"

With double glazed window to front, radiator and ceiling light.

### Wet Room

With a two piece suite with low level w.c, pedestal wash hand basin, walk in wet room with mains fed shower and low level screen with grab rail, non-slip flooring, opaque double glazed window to rear, radiator, ceramic tiling to full height to shower area and half height to other walls, mirror vanity cabinet.

### Rear Garden

With a longer than average garden for the estate, predominantly laid to lawn with a pleasant south facing rear aspect, peripheral borders, patio, and pathway with greenhouse and rockery with rear screening hedge.

### Garage/Workshop

With metal up and over door to front, power and light connected, range of fitted shelving with window to rear and door into the garden.

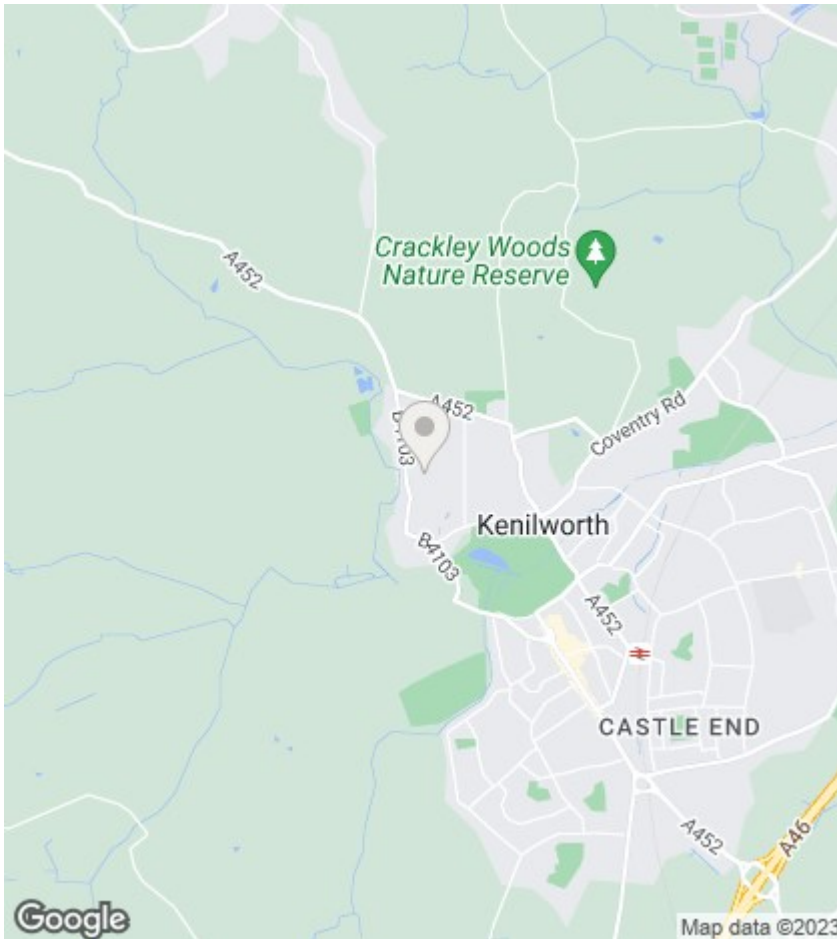
### Front

To the front of the property there is a tarmacadam driveway, inset lawned fore garden, well kept borders, side driveway leading to the garage with twin wrought iron metal gates.

### Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.





## Viewings

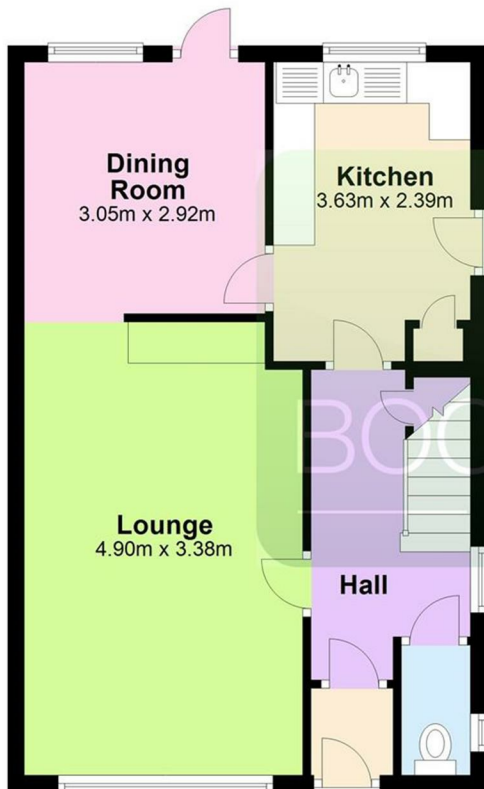
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground Floor

Approx. 46.8 sq. metres



### First Floor

Approx. 40.9 sq. metres



Total area: approx. 87.8 sq. metres